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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VMRDA – CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO PUBLIC & SEMI PUBLIC LAND USE FOR AN EXTENT ACS. 3.40 CTS OR 13758.86 SQ. MTS IN SY. NO. 200 OF VIZIANAGARAM BIT=II VIZIANAGARAM MANDAL & DISTRICT FOR CONSTRUCTION OF BOYS HOSTEL BUILDING WITH GROUND + 1ST FLOORS APPLIED BY M.R.P.G COLLEGE & M.R. COLLEGE OF PHARMACY.

[Memo No. MAU01-UDA0LANI(CLU)/9/2018-M, Municipal Administration & Urban Development (M) Department, 17th December, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site in Sy. No. 200 of Vizianagaram Bit-2, Vizianagaram Mandal & District admeasuring an area of 13758.86 Sq. Mts (net area). The boundaries of which are given in the schedule below, which was earmarked for Residential Land use in Zonal Development plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Public & Semi Public land use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the Master Plan road affected area of the site to the authority concerned through registered gift deed at free of cost.
2. To submit NALA receipt obtained through Revenue authorities for conversion of Agriculture land into Non Agriculture purpose for the total land applied for CLU.
3. To remove compound wall constructed in the road area.
4. To submit notarized affidavit declaring that there is no court cases or other disputes are pending against the proposed land.
5. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
6. the applicant shall obtain approval of building plans for construction of buildings from Vizianagaram Municipality duly paying necessary charges to Vizianagaram Municipality, Vizianagaram and Visakhapatnam Urban Metropolitan Region Development Authority, Visakhapatnam as per rules in force.
7. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
9. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
10. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
11. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
12. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Existing Gedda in Sy. No. 199 of Vizianagaram Bit-2, Vizianagaram (M), Vizianagaram District.
- East : Partly Gedda in Sy. No. 198 & Partly vacant land in Sy. No. 204 of Vizianagaram Bit-2, Vizianagaram (M), Vizianagaram District.
- South : SWLA Colony houses
- West : Existing 40' wide road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT